

City of Detroit

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PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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Ms. Cindy Golden
Assistant City Council Committee Clerk

THURSDAY, OCTOBER 17, 2019
10:00A.M.

A. ROLL CALL _

B. APPROVAL OF MINUTES

C. PUBLIC COMMENT

D. 10:05 A.M. PUBLIC HEARING – RE: Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map Nos. 28 and 30 to show an M2 (Restricted Industrial District) zoning classification where a B4 (General Business District) zoning classification is currently shown for seven parcels commonly identified as 11232, 11238, 11244, and 11250 East Warren; 2115 and 4711 St. Jean; and 11235 Kercheval. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

E. 10:20 A.M. DISCUSSION – RE: Discussion with taxing jurisdictions regarding the fiscal impact of the Corktown Lofts Brownfield Redevelopment Plan and the Jefferson Van Dyke Brownfield Redevelopment Plan **(Taxing Units; Detroit Brownfield Redevelopment Authority)**

F. 10:25 A.M. PUBLIC HEARING – RE: Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Corktown Lofts Redevelopment. **(Corktown Lofts, LLC, an affiliate of Bedrock Management Services LLC, is the project**

developer (the “Developer”) for the plan which entails the rehabilitation of the historic Corktown Lofts building into a mixed-use development and the construction of a 465-space, multilevel parking garage on the adjacent and contiguous parcel. The rehabilitation of the Corktown Lofts building, formally known as the Edson, Moore and Company Building which was individually listed on the National Register of Historic Places in 2017, will create retail and restaurant/café space on the first two floors and one subgrade floor; office space on the middle two floors, and approximately 33 residential units on the upper two floors, consisting of 22 rehabilitate units on the fifth floor and a new addition above it to consist of approximately 11 units. The office space will house a major, Chicago-based logistics company and is anticipated to bring approximately 500 jobs to the City of Detroit, 350 of which are anticipated as new jobs. The total investment is estimated to be \$63 million. The Developer is requesting \$18,239,031.00 in TIF reimbursement.) (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)

G. 10:40 A.M. PUBLIC HEARING – RE: Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Jefferson Van Dyke Redevelopment. (Jefferson Van Dyke 2 LLC is the project developer (the “Developer”) for the Plan which entails the renovation of the existing buildings, demolition of the existing parking structure and construction of a new parking structure with approximately 136 spaces, construction of approximately 36 new residential units, and improvements to the existing pedestrian plaza. The existing buildings on the site to be renovated include two former residences, the “White House” and the carriage house, and an ‘infill retail building’. The total investment is estimated to be \$21 million. The Developer is requesting \$4,774,600.00 in TIF reimbursement.) (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)

H. 10:50 A.M. PUBLIC HEARING – RE Request to Establish an Obsolete Property Rehabilitation District on behalf of Jefferson Van Dyke 2 LLC in the area of 7891 and 7903 East Jefferson Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #1031). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)

I. 11:00 A.M. PUBLIC HEARING – RE: Approving an Obsolete Property Rehabilitation Certificate on behalf of Elmwood Park Plaza Limited Partnership in the area of 750 Chene, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #877). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)

- J. 11:15 A.M. PUBLIC HEARING – RE:** Approving an Obsolete Property Rehabilitation Certificate on behalf of K8 Partners, LLC in the area of 2119 Field Street, Detroit, Michigan, in accordance with Public Act 146 of 2000 **(Petition #881). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**
- K. 11:30 A.M. PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 1 to show a PR (Parks and Recreation District) zoning classification where a PCA (Public Center Adjacent District) zoning classification is currently shown for the properties generally bounded by West Jefferson Avenue on the north, Cabacier extended on the east, the Detroit River on the south, and Rosa Parks extended on the west and more commonly known as 1801 West Jefferson Avenue. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
- L. 11:45 A.M. PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, Zoning; by amending Article XII, Use Regulations, by removing a portion of the language in Section 61-12-392, Prohibited uses and activities, to bring this section into compliance with Chapter 9, Buildings and Building Regulations, Article I, Detroit Property Maintenance Code, Division 3, Requirements for Rental Property, Subdivision C, Short Term Rentals. (Repeal of the home occupations prohibition in Chapter 61 of the City Code (Zoning); and amendments to Chapter 9 of the City Code (Buildings and Building Regulations) to define and establish provisions relative to Short Term Rentals.) **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

UNFINISHED BUSINESS

1. Status of Council Member Raquel Castañeda-López submitting memorandum relative to Requesting Historic Survey of Midtown. **(BROUGHT BACK AS DIRECTED ON 9-19-19)**
2. Status of Law Department submitting memorandum relative to answers regarding Council President Pro Tem Mary Sheffield inquiries to whether the Inclusionary Housing Ordinance May be Expanded to Include Tax Abatements as a Qualifying Transaction. **(BROUGHT BACK AS DIRECTED ON 10-3-19)**
3. Status of Law Department submitting Proposed Ordinance to amend Chapter 4 of the 2018 Detroit City Code, Advertising, by renaming the chapter to Advertising and Signs and amending the chapter to consist of Article I, Generally, Article II, Distribution of Handbills, Circulars, and Advertising Cards, Article III, Protection of Minors, Article IV, Regulation of Business and Advertising Signs, to consist of Division 1, Generally, Division 2, General

Sign Standards, Division 3, Regulation of Business Signs, Division 4, Regulation of Advertising Signs Outside of the General Business District, Division 5, Regulation of Advertising Signs In the Central Business District, Division 6, Signs in Right-of-Way, and Division 7, Temporary Signs, to provide for the regulation of business and advertising signs throughout the City of Detroit. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 10-3-19)**

4. Status of **Council Member Raquel Castañeda-López** submitting memorandum relative to Street/Alley Closures on Ruskin and Toledo. **(BROUGHT BACK AS DIRECTED ON 10-3-19)**
5. Status of **Law Department** submitting report and Proposed Ordinance to amend Chapter 4 of the 2019 Detroit City Code, *Advertising*, by renaming the chapter to *Advertising and Signs* and amending the chapter to consist of Article I, *Generally*, consisting of Section 4-4-1, *Definitions*, Section 4-1-2, *Misdemeanor violation; aiding and abetting violation; continuing violation; penalties for conviction thereof*, Section 4-1-3, *Enforcement*, Section 4-1-4, *Posting of advertising materials on public or private property*, Section 4-1-5, *Carrying or placing advertising materials on freeway overpass where visible from freeway prohibited*, Section 4-1-6, *Publication of false, misleading advertising prohibited*, Section 4-1-7, *Presumptions concerning identity of violator*; Article II, *Distribution of Handbills, Circulars, and Advertising Cards*, consisting of Section 4-2-1, *Misdemeanor violation; continuing violation; penalties for convictions thereof*, Section 4-2-2 *Enforcement*, Section 4-2-3, *Interfering with or impeding pedestrian or vehicular traffic; prohibited*, Section 4-2-4, *Solicitation at posted residential premises prohibited*; Article III, *Protection of Minors Against Advertisement and Promotion of Alcoholic Liquor and Tobacco Products*, consisting of Section 4-3-1, *Purpose*, Section 4-3-2, *Misdemeanor violation; continuing violation; penalties for conviction thereof*, Section 4-3-3, *Enforcement*, Section 4-3-4, *Advertisement of alcoholic liquor and any tobacco product prohibited within a 1,000-foot radius of certain locations*, Section 4-3-5, *Exceptions to prohibitions*, Section 4-3-6, *Method for measurement*, Section 4-3-7, *Phase-out period*; Article IV, *Regulation of Business and Advertising Signs*, consisting of Division 1, etc. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 10-10-19)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

Submitting the following **Office of Contracting and Procurement Contracts**:

6. Submitting reso. autho. **Contract No. 6001768** - 100% Federal Funding – AMEND 1 – To Provide an Agreement for Emergency Shelter Services including Shelter, Meals and Permanent Housing for Homeless Men, Women and Children Located at 11850 Woodrow Wilson. – Contractor: Cass Community Social Services Inc. – Location: 11745 Rosa Parks Blvd., Detroit, MI 48206 – Contract Period: Upon City Council Approval through December 31, 2019 – Contract Increase Amount: \$76,000.00 – Total Contract Amount: \$176,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)**

7. Submitting reso. autho. **Contract No. 6001805** - 100% Federal Funding – AMEND 1 – To Provide Funding for Counseling, Placement, Financial Assistance and Legal Assistance to Prevent Homelessness. – Contractor: United Community Housing Coalition – Location: 2727 2nd Avenue #313, Detroit, MI 48201 – Contract Period: Upon City Council Approval through June 30, 2020 – Contract Increase Amount: \$167,436.83 – Total Contract Amount: \$517,436.83. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)**
8. Submitting reso. autho. **Contract No. 6002409** - 100% Federal Funding – To Provide Funding to Cover the Growing Detroit Youth Talent Summer Program (900 Youth), Located within the Neighborhood Revitalization Strategy Areas. – Contractor: Detroit Employment Solutions Corporation – Location: 440 E Congress 4th Floor, Detroit, MI 48226 – Contract Period: Upon City Council Approval through June 30, 2020 – Total Contract Amount: \$1,006,822.16. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)**
9. Submitting reso. autho. **Contract No. 6000438** - 100% Block Grant Funding – AMEND 3 – To Provide Administrative and Implementation Services for the City's 0% Interest Home Repair Loan Program. This Amendment includes an Extension of the Contract Term and an Increase in Funds. – Contractor: Local Initiatives Support Corporation – Location: 660 Woodward Avenue, Suite 1600, Detroit, MI 48226 – Contract Period: Upon City Council Approval through June 30, 2020 – Increase Contract Amount: \$1,431,236.00 – Total Contract Amount: \$11,251,236.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)**

CITY PLANNING COMMISSION

10. Submitting report relative to Request of Wayne County Community College District (WCCCD) for PCA (Public Center Adjacent) Special District Review of proposed signs on the Downtown Campus Buildings at 901 W. Fort Street. **(RECOMMEND APPROVAL) (The City Planning Commission (CPC) has received a request from Wayne County Community College District (WCCCD) for PCA (Public Center Adjacent) Special District Review of proposed signs on the Downtown Campus Buildings at 901 W. Fort Street. This request is being made consistent with the provisions of Section 50-3-222 of the Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)**

OFFICE OF THE CHIEF FINANCIAL OFFICER/OFFICE OF DEVELOPMENT AND GRANTS

11. Submitting reso. autho. To submit a grant application to the State Historic Preservation Office for the Certified Local Government Grant. **(The Historic Designation Advisory Board (HDAB) is hereby requesting authorization from Detroit City Council to submit a grant application on behalf of the Model-T Automotive Heritage**

Complex, Inc., DBA the Ford Piquette Avenue Plant, to the State Historic Preservation Office for the Certified Local Government Grant. The amount being sought is \$82,000.00. There is no required match.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)

12. Submitting reso. autho. To submit a grant application to the Michigan State Historic Preservation Office (SHPO) for the FY 2020 Certified Local Government (CLG) Program Grant. **(The Detroit Historic Designation Advisory Board is hereby requesting authorization from Detroit City Council to submit a grant application to the Michigan State Historic Preservation Office (SHPO) for the FY 2020 Certified Local Government (CLG) Program Grant. The amount being sought is \$50,000.00. There is no match requirement for this grant. The total project cost is \$50,000.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)**

PLANNING AND DEVELOPMENT DEPARTMENT

13. Submitting reso. autho. Property Sale – 13301 E. Jefferson Detroit, MI 48215. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Gjeloš Marjakaj (the “Purchaser”), to purchase certain City-owned real property at 13301 E Jefferson (the “Property”) for the purchase price of One Hundred Thousand and 00/100 Dollars (\$100,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)**
14. Submitting reso. autho. Property Sale – 9560 Oakland, Detroit, MI 48211. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Marshall Lyons (the “Purchaser”), to purchase certain City-owned real property at 9560 Oakland (the “Property”) for the purchase price of Three Thousand and 00/100 Dollars (\$3,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)**
15. Submitting reso. autho. Property Sale – 2228 Indiandale, Detroit, MI 48238. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Chudnow Properties Investment, LLC (the “Purchaser”), to purchase certain City-owned real property at 2228 Indiandale, (the “Property”) for the purchase price of Twenty Five Thousand and 00/100 Dollars (\$25,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)**
16. Submitting reso. autho. Sale of Real Property at 5441 Charles. **(The City of Detroit, Planning and Development Department (“P&DD”) is in receipt of an offer from Abdulsalam Balawi (“Offeror”) to purchase the above captioned property, 5441 Charles (the “Property”), for the amount of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)**

17. Submitting reso. autho. Property Sale – 10301 Mack, Detroit, MI 48214.
(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Darius Conley (the “Purchaser”), to purchase certain City-owned real property at 10301 Mack, (the “Property”) for the purchase price of Nine Hundred and 00/100 Dollars (\$900.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-17-19)